

**MINUTES**  
**SANDY CITY COUNCIL MEETING**

Sandy City Hall - Council Chamber Room #211  
10000 Centennial Parkway  
Sandy, Utah 84070

**MAY 2, 2006**

Meeting was commenced at 7:03 p.m.

**PRESENT:**

**Council Members:** Chairman Steve Fairbanks, Vice Chairman Linda Martinez Saville, Bryant Anderson, Scott Cowdell, Chris McCandless, and Stephen Smith

**Mayor:** Tom Dolan

**Others in Attendance:** CAO Byron Jorgenson; City Attorney Walter Miller; Management Analyst for the Administration Korban Lee; Community Development Director Mike Coulam; Public Works Director Rick Smith; Economic Development Director Randy Sant; Police Chief Stephen Chapman; Fire Chief Don Chase; Parks & Recreation Director Nancy Shay; Administrative Services Director Art Hunter; Deputy Administrative Services Director Scott Bond; Management Analyst Becky Bracken; Director Human Resources Brian Kelley; Assistant CAO James Davidson; Sandy Chamber Director Nancy Workman; Council Office Director Phil Glenn; Council Office Manager Naleen Wright

**ABSENT/EXCUSED:**

Councilman Dennis Tenney (Personal Business)

1. **PRAYER & PLEDGE:**

Management Analyst for the Administration Korban Lee provided the prayer, and Deputy Administrative Services Director Scott Bond led the Pledge of Allegiance.

2. **CITIZEN(S) COMMENTS:**

**Former Employee/Fireman Andrew Glad** stated that as a member of the Sandy Community since 1952, he was disappointed that former Fire Chief Bill Clough was not recognized at the Annual Awards Banquet. He felt that Mr. Clough's many years with Sandy City should be formally recognized, if not at the banquet, at least in the *Sandy News* letter.

**Mike Coulam** informed Mr. Glad that while it was not written in the formal script for the Awards Banquet, Bill Clough was awarded a special Life Time Achievement Award at the Awards Banquet.

**Steve Fairbanks** asked the reporter from the *Sandy Journal* to draft a small article about Mr. Clough for an upcoming edition.

**COUNCIL ITEMS:**

3. **Tentative Budget Summary**

**DISCUSSION:** Administrative Services Director Art Hunter presented an in-depth power point presentation and informational discussion regarding the budget process for Fiscal Year 2006-2007. **(See Exhibit "A")**

Mr. Hunter indicated that between now and June 6, the Council will have an opportunity to review the Tentative Budget Summary before the budget's final adoption scheduled for June 6. He indicated that the first 36 pages of the budget book contain a complete summary of the budget. Each department has its own itemized section within the budget book. One-time expenses and capital projects that will take more than one year to complete are also itemized. Mr. Hunter indicated that the Urban Fishery is costing more than what was originally planned. Sandy is currently in the process of trying to get more federal funding to complete the project. Hopefully, this long awaited project will be completed next year.

Mr. Hunter advised the Council that the RDA budget will be completely reviewed on May 23. As is customary, the City continues to hold to its goal of increasing the Fund Balance. This year's proposed increase is from 11.3% to

11.5%.

The Alta Canyon Recreation Special Service District is being reviewed for a possible property tax increase (12%), a first time since its inception. Only the homes located within the Alta Canyon Special Service District would have a property tax increase, (essentially the homes from 1300 East and above and the Dry Creek gully northward).

**Scott Cowdell** stated that he continues to feel it is time to start paying the Alta Canyon Recreation Special Service District back, because the City's first parks were built by the District. If a property tax increase is imposed, Mr. Cowdell thinks the increase should be assessed on all City homes. He felt this option should be looked at during the budget process.

**Chris McCandless** commented that it appeared the property tax rate has become stagnant. He asked if a property tax increase was needed.

**Art Hunter** responded, "Yes it really is a stagnant rate, one that hasn't been changed in over 20 years. Only new homes can generate more tax assessment for the District."

Art Hunter stated that he was not an advocate of increasing property tax, generally, for the City. His preference was to have a three legged tax structure, ie., big sales, tax franchise tax in the middle and a smaller property tax. This type of structure helps the City get through downturns that can happen within today's economy.

Mr. Hunter thanked his staff, the Mayor's budget staff and department heads for the significant work that was put into providing the research and this budget information for the Council. He particularly extended his thanks to Scott Bond and Becky Bracken.

**Scott Cowdell** commented that he could not see any funds allocated for the new Union Park [7800 South 600 East].

**Nancy Shay** responded that Union Park was funded in last year's budget. Those funds are set aside exclusively for the Union Park project. Improvements have not yet been constructed, as a new plan showing the siting of the improved sub station has not yet been finalized. The design for the tot lot and the restrooms are dependent upon the placement of the power station. This park probably won't be completed this year, but it could be completed next year, if a site plan can be agreed upon with the power company. [Reference Pg.153 of the budget book.]

**Chris McCandless** inquired about right-of-way for the Highland Drive corridor.

**Rick Smith** said there were three tiny little slivers of land left that cost \$2.3 million to purchase. UDOT ideally will take over the south side of Dimple Dell for the 20<sup>th</sup> East corridor for future roadway. Metro/POMA bought this property, and we are paying them back over a 5 year period.

**Mayor Dolan** commented that we are doing all we can to preserve the corridor. At least the property is purchased, and it can be decided later if it is to be built.

**Chris McCandless** commented that South Jordan has publically thanked Sandy for building an urban fishery. He asked if the City had considered asking South Jordan to help fund the fishery.

**Nancy Shay** responded that they have not. South Jordan purchased the land for the Jordan River Parkway Trail system on the west side of the canal and Jordan River. Once they complete this section of the trail, Nancy hoped that people would quit complaining to Sandy that this trail section is not done.

**Byron Jorgenson** reported that the City is pursuing a federal grant to help pay the additional costs to complete the urban fishery.

**Art Hunter** reported that there is a proposed 6-1/2 percent increase on water rates, as already prescribed by the 10 year Water Master Plan. There is a proposed 25 cent per month waste collection fee increase. He noted that there are significant increased costs for construction of parks, trails, and policing thereof, so there would be a 10% Park

Impact Fee increase. Mr. Hunter noted that Quail Hollow Park's impact fees are way below what the study justifies. There is a demonstrated need to clarify these numbers and to determine needs.

Mr. Hunter felt this was the best budget process he has ever been involved in. There appears to be significant revenue for roads, parks and employee benefits. This budget, in his opinion, is one of the best efforts the Administration and Budget Committee could have put together. Now it is the Council's turn to review this budget and to make changes, if needed. Staff will be ready to provide any information that the Council may need to make its changes. Mr. Hunter concluded, "A great budget that has been presented to you, and we recommend that you adopt the tentative budget."

**Steve Fairbanks** stated that he looks forward to completing some of the capital projects.

**4. Adoption of Fiscal Year 2005 - 2006 Sandy City Tentative Budgets  
Resolution #06-24 C- adopting Tentative Budgets for Sandy City and Alta Canyon Recreation District for Fiscal Year 2006-2007; scheduling a public hearing; and providing for public access to tentative budgets and schedules.**

**MOTION:** Chris McCandless made the motion to adopt Resolution #06-24 C- adopting Tentative Budgets for Sandy City and Alta Canyon Recreation District for Fiscal Year 2006-2007; scheduling a public hearing; and providing for public access to tentative budgets and schedules.

**SECOND:** Bryant Anderson

**VOTE:** McCandless- Yes, Anderson- Yes, Smith- Yes,  
Saville- Yes, Cowdell- Yes, Tenney- Absent, Fairbanks- Yes,

**MOTION PASSED**  
6 in favor, 1 absent

**5. Discussion Topics for Upcoming Joint Council/Jordan School District Board Meeting.**

**DISCUSSION:** Phil Glenn reminded the Council that they met last year with the Jordan School District Board members. Several months ago, we again scheduled a meeting with the District for May 30. The Board would like some sense of the issues that the Council may wish to discuss with them, before they come to meet with the Council. We need to communicate this to them as soon as possible. They have not given us their issues as yet. They are, however, concerned that Holladay, Cottonwood Heights and Midvale are studying the feasibility of creating their own districts, and this could affect the District's bonding capacity.

**Mayor Tom Dolan** provided the following as possible topics for discussion at the meeting: future expansion, bonding, school closings, plans for new schools, provide a complete overview of future plans and expansion plans. The Mayor stated that he feels Sandy should look into the feasibility of creating its own school district.

**Byron Jorgenson** added that he has been talking with Cottonwood Heights regarding their studies.

**Bryant Anderson** commented that the Jordan School District seems to have become too big to work with us, individually, as a concerned community.

**Phil Glenn** stated that as an alternative the Council may also wish to explore, statutorily, how a school district might set different mill levy rates for different geographic areas within its boundaries.

**Mayor Dolan** commented, "You have to have a population of at least 65,000 to form your own school district. He added that this is kind of like the library issue, we need to evaluate our options and determine if we can do it better ourselves. It will be a huge undertaking, and we would need good reasoning behind the decision if one is made to do so.

**Phil Glenn** stated that he would prepare a letter highlighting the issues talked about tonight.

**Scott Cowdell** commented that he hoped this meeting with the District would not turn out like the last meeting,

where a favorable discussion was held regarding Sandy establishing future RDAs with the support of the District. The next we heard was that the District "lambasted" us in the newspaper for establishing RDAs.

It was agreed that an invitation should be extended to the School District to join us here in Sandy for the meeting. Mayor Dolan agreed to do a Sandy Happenings overview to begin this meeting.

**Chris McCandless** suggested discussing problem areas where there are pedestrian problems or safety issues, and new locations for schools, so these safety problems will not occur in the future. Any problems that the City can help with, we should prioritize so we can identify and take care of them.

**Bryant Anderson** commented that the District and the City should identify things we can work on together. For instance, Town Meetings to discuss underage drinking, if the Jordan School District supports such programs.

**Mayor Dolan** explained that underage drinking is a project sponsored by the State. Schools support the education process by supporting the DARE program. The whole concept of underage drinking affects the family. Training is provided to those who sell alcohol. The latest medical studies show that there is severe damage done to the brain of those under the age of 21 who use alcohol.

**Stephen Smith** added that other issues besides underage drinking should be included, such as: drug awareness, law enforcement in schools and etc.

**Mayor Dolan** credited the Jordan School District for their support to help pay the salaries of Sandy Police Officers who work in the District's schools.

#### **MINUTES:**

#### **6. Approving the April 25, 2006, City Council Meeting Minutes.**

**MOTION:** Chris McCandless made the motion to adopt the Approving the April 25, 2006, City Council Meeting Minutes.  
**SECOND:** Stephen Smith  
**VOTE:** The Council voted verbally and unanimously in the affirmative.

#### **7. MAYOR'S REPORT:** None

#### **8. CAO'S REPORT:**

- a. Byron Jorgenson** extended his sincere appreciation to the Council and Staff for their patience while he has been recovering from his recent surgery.
- b. Mr. Jorgenson** indicated that Walter Miller will obtain more information for presentation to the Council regarding the Landlord issue.

#### **9. COUNCIL OFFICE DIRECTOR'S REPORT:**

- a. Phil Glenn** passed out the Council's monthly calendar. He reported that the Public Utilities Advisory Board is in agreement with Public Utilities' proposed budget for FY 2006-2007. They also concur with the recommendation for a water bill increase in accordance with the long-term master plan. Small increases on a regular basis appear to be better absorbed by the public.
- b. Mr. Glenn** passed out 8 X 14 sheets containing the results of all the Council Goal discussions that have taken place since 1/28/06. He explained that the goals were categorized under 8 major goals and 64 sub goals. He praised the Council and Department Heads for the time that they have put into this complex planning process. Mr. Glenn stated that his one concern, however, is that the Administration and the affected departments don't misinterpret the Council's intent, and perceive that the Council, as an official

policy making body, is recommending that each goal must be done right away. He suggested that the Council ask the Administration to work on 3-4 sub goals within each of the major goal areas, over the next 6 months, and then report back to the Council as to how they are progressing. As sub goals are achieved or progress made, the next item on the list of priorities can be worked on.

**10. OTHER COUNCIL BUSINESS:**

- a. **Scott Cowdell** asked the Administration to update the Council on the status of the REAL Soccer stadium. Newspaper articles seem to portray that we are tired of soccer, and that the stadium will never come to fruition.

**Mayor Dolan** responded that the agreement to make it happen is under further deliberations. He said, "There is a lot of posturing going on." The soccer stadium people are still involved in negotiations and discussions. Mayor Dolan commented that sometimes people lose sight of the fact that Sandy "is" a part of Salt Lake County.

**Scott Cowdell** felt the City Council should be more involved. He was upset that the Salt Lake County Council is posturing on a venue that is to be built in Sandy City. He asked that the Council be updated on negotiations on a more frequent basis.

The **Mayor** reported that REAL Salt Lake is inviting REAL Madrid to play a game here in Utah. Soccer teams prefer to play on natural turf. BYU has natural turf, and their field is the only grass stadium in Utah big enough for a Real Madrid game.

**Stephen Smith** asked if the Council could be given the same information that REAL provides to the County.

**Mayor Dolan** responded that the negotiations are still proprietary and confidential at this point. Randy Sant has asked that the current information not be made public yet.

**Steve Fairbanks** commented that any money from Sandy will go to infrastructure not to the stadium. He stated that he would like to see that information in the newspaper.

**Bryant Anderson** stated that he believes the soccer stadium is going to be a state-wide asset. He believes it is simply the matter of who is willing to host them, and who will provide infrastructure and utilities to make them successful. In his opinion, 90<sup>th</sup> South is the best location in the State. It is centrally located, right off the freeway, and it will have great visibility. Other communities can get there easily. He thinks the City is making sacrifices to get them here.

**Steve Fairbanks** added, "We are happy to do it in exchange for sales tax revenues."

- b. **Scott Cowdell** commented that there have been two newspaper articles on the aquarium being located "temporarily" in Sandy.

**Mayor Dolan** responded that Sandy is only a temporary location, at this point in time. The aquarium people have an agreement with Salt Lake City that, if they can raise \$40 million dollars, Salt Lake will provide them the acreage to build the aquarium they want to build. In order to do this, they would have to put a bond on the ballot and see if they get the public support necessary for it to pass. With this in mind, the Mayor feels they could be here in Sandy for 5-10 years.

**Bryant Anderson** indicated that it is not possible for us to bind the aquarium to stay in Sandy. If we had money and property to give them, they would stay. He added that it is costing the aquarium approximately \$1/4 million dollars just to fix-up the old Macs building. The Fire Department has required them to install a whole new sprinkling system, which they are doing. He invited the Council to stop by the remodeling project. The Macs building gives them more space and a better facility. Mr. Anderson believes the

aquarium is an exciting addition to the City. He also believes that if they are successful in Sandy, they will stay.

**Phil Glenn** commented that Korban Lee put together a good cost analysis with regard to the aquariums projected operation budget. He added that the public hearing has been set for 5/23/06.

**Stephen Smith** stated that he did not agree with the attendance assumptions. He does not believe that they will get the same draw in Sandy as they got at the Gateway. He felt the attendance numbers should be revisited.

c. **Chris McCandless** advised the Council that he would not be in attendance at City Council Meeting next week.

d. **Chris McCandless** was concerned with regard to the developer (building along 106<sup>th</sup> South) being required to include an equestrian trail on the south side of the street in Bell Canyon.

**Mike Coulam** answered that Noal has committed to doing it. The new developer said in a minute entry that he would include the equestrian trail. Mr. Coulam indicated that he would send Mr. McCandless a copy of the minutes.

At approximately 8:24 p.m., **Chris McCandless** made a motion to adjourn Council Meeting, motion seconded by **Linda Martinez Saville**.

The content of the minutes is not intended, nor are they submitted, as a verbatim transcription of the meeting. These minutes are a brief overview of what occurred at the meeting.

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**Steve Fairbanks**  
Council Chairman

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**Naleen Wright**  
Council Office Manager

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